The Corporation of the Township of Perry

REGULAR MEETING
Wednesday October 21st, 2026
6:00 p.m.
Municipal Office and Electronic Attendance
(1695 Emsdale Road, Emsdale, ON)

Any and all Minutes are to be considered Draft until approved by Council at a Regular Meeting of Council

In Attendance:

Council Chambers:	Acting Mayor Joe Lumley Councillors: Paul Sowrey and Margaret Ann MacPhail Beth Morton, Clerk-Administrator Kim Seguin, Treasurer-Tax Collector Erica Cole, Deputy Clerk Mike Wilmon, CBO/By-law Enforcement Douglas Holland, Fire Chief/CEMC
Absent	Mayor Norm Hofstetter Leah Perron, CEO/Librarian Randy McLaren, Working Roads Supervisor
Electronic Attendance:	Councillor Jim Cushman
Members of the Public:	Cary Grant, Elizabeth Sowrey, Lanny Dennis

Declaration of Pecuniary Interest

Councillor Paul Sowrey declared Pecuniary Interest on Agenda Item 8.6. at the October 21st, 2026 Regular Meeting of Council due to his wife being an applicant on the Agenda.

Resolution No. 2026-391

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry hereby approves the Addendum to Include Agenda Item 8.8. "Change Order 12 for Novar Rink - Bleacher Platform" on the October 21st, 2026 Regular Meeting of Council.

Carried

Resolution No. 2026-392

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry approves the Minutes of the following Meeting as presented:

3.1. Regular Meeting Minutes of Wednesday October 7th, 2026

Carried

Resolution No. 2026-393

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry does now adjourn from this Regular Meeting at 6:03 p.m. to commence a 'Public Meeting' for a proposed Zoning By-law Amendment for lands located at 1276 Bay Lake Road being legally described as Part of Lot 33, Concession 4, in the Township of Perry, designated as Parts 1 and 2 on Plan 42R-23014 (Ruby Holdings Inc)

Carried

Resolution No. 2026-394

Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the report prepared by Jordan Ross, Development and Planning Coordinator Intern for lands legally described as Part of Lot 33, Concession 4, in the Township of Perry, designated as Parts 1 and 2 on plan 42R-23014 (Ruby Holdings Inc)(1276 Bay Lake Road)

Carried

Resolution No. 2026-395

Moved by: Margaret Ann MacPhail **Seconded by: Jim Cushman**

Be it resolved that the Council of the Corporation of the Township of Perry hereby now adjourns from this Public Meeting at 6:10 p.m. in order to recommence the Regular Meeting of Council of Wednesday October 21st, 2026.

Carried

Resolution No. 2026-396

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives and approves the Minutes and/or Reports from the following Municipal Boards and Committees:

5.1. Almaguin Highlands Health Centre
- 5.1.1. August 2026 Meeting Minutes

5.2. District of Pary Sound Social Services Administration Board
- 5.2.1. September 2026 CAO Report

5.3. Almaguin Community Economic Development (ACED) Committee
- 5.3.1. September 2026 DoED Report
- 5.3.2. Draft Strategic Plan 2027-2032
- 5.3.3. Almaguin Community Transportation Committee Meeting October 2026 Minutes

5.4. Almaguin Highlands OPP Detachment Board
- 5.4.1. October 2026 DRAFT Meeting Minutes

5.5. North Bay Parry Sound District Health Unit Board of Health
- 5.5.1. September 2026 Meeting Minutes

5.6. Perry Township Public Library Board
- 5.6.1. September 2026 Meeting Minutes
- 5.6.2. September 2026 CEO Monthly Report
- 5.6.3. Library Pay List Fund Year To Date (YTD)
- 5.6.4. Library Year To Date (YTD)

5.7. Perry Township Recreation and Culture Committee

5.7.1. October 2026 DRAFT Meeting Minutes

5.8. Southeast Parry Sound Planning Board

5.8.1. June 2026 Hearing Minutes
5.8.2. June 2026 Regular Meeting Minutes
5.8.3. August 2026 Hearing Minutes
5.8.4. August 2026 Regular Meeting Minutes

Carried

Resolution No. 2026-397
Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**
Be it resolved that the Council of the Corporation of the Township of Perry has received and accepts the Monthly Reports, as circulated, from the following Municipal Departments:

6.1. Fire Department
6.1.1. September 2026 Fire Chief Meeting/Training Report
6.1.2. Public Education & Fire Prevention Officer Report
6.2. Building Department/By-law
6.2.1. September 2026 Building Monthly Report
6.2.2. September 2026 By-Law Report
6.3. Transfer Station
6.4. Public Works
6.5. Finance Department
6.6. Planning
6.7. Health and Safety Update

Carried

Resolution No. 2026-398
Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**
Be it resolved that By-law 2026-70 "Being a By-law to adopt the Terms of Reference for the Recreation and Culture Committee" be given first and second reading.

Carried

Resolution No. 2026-399
Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**
Be it resolved that By-law 2026-70 "Being a By-law to adopt the Terms of Reference for the Recreation and Culture Committee" be given third and final reading and enacted in open Council.

Carried

Resolution No. 2026-400
Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**
Be it resolved that the Council of the Corporation of the Township of Perry hereby rescinds resolution 2022-510 appointing Amy Marshall as recording secretary;

And further that Council appoints Nezja Jarmol as recording secretary (for the Recreation and Culture Committee), with Kim Seguin as mentor for up to a 6 month period.

Carried

Resolution No. 2026-401

Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the report 'Proposed Seasonal Travel Trailer Licensing Program Update - Input from Members of the Public, Township Solicitor, and Municipal Insurer', dated October 21st, 2026;

And further that Council provide additional direction to staff regarding the proposed license program, as follows:

Proceed with drafting the proposed seasonal travel trailer licensing program, for consideration by Council at a future meeting.

√ Cease any further research and consultation and not proceed with the proposed seasonal travel trailer licensing program.

Carried

Resolution No. 2026-402

Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**

Be it resolved that the Council of the Corporation of the Township of Perry hereby has no objections to Consent Applications B-015/26 & B-016/26 (Allan), subject to the following conditions:

1. The Township requires a "Cash-in-lieu of Parkland" payment of 5% based on the assessed value of the newly created lots.

2. A draft reference plan of survey shall be submitted to the Secretary-Treasurer of the District Planning Board and to the Municipality, for review, prior to registration which includes the location of all wetlands and watercourses on the subject lands.

   If the reference plan or other evidence discloses that either the severed property or the retained property owned by the Applicant, contains a deviation road maintained by the Municipality as a public road, then the Applicant shall survey and transfer such deviation road to the Municipality as a condition of severance. The area to be surveyed and transferred shall generally be sixty-six (66') feet in width and centered upon the centre line of the present travelled road.

   In situations where this is impractical, the Applicant should discuss how this requirement will be fulfilled with the Municipality before the reference plan is finalized. Prior to the finalization of consent, The District Planning Board must be advised in writing by the Municipality that the above condition has been satisfied.

3. The Township requires four (4) copies of the new registered reference plan, together with a digital pdf copy for our records.

4. The Township requires confirmation from the Working Roads Supervisor that entrance permits can be obtained on the newly created lots.

5. The Township requires confirmation from the Building Department that there are no concerns or objections with regard to sewage disposal systems on the newly created lots.

6. The Township requires that the applicant submit a Noise Impact Study, to be prepared by a qualified professional. The study should adhere to the recommended report content and format of Section 2.4 of the Canadian Transportation Agency's *Railway Noise Measurement and Reporting Methodology* report.

7. The Township requires that the applicant submit a Vibration Impact Study, to be prepared by a qualified professional.

8. The Township requires that the applicant submit a Stormwater Management and Drainage Plan, to be prepared by a qualified professional, that addresses any impacts to the existing drainage patterns that may result from future development of the subject lands and recommends mitigation measures to ensure that no stormwater, roof water, or floodwater is discharged from any potential future development onto or directed towards the railway corridor.

9. The Township requires that the applicant consults with Ontario Northland on the proposed lot creation and has implemented any recommended mitigation measures, including but not limited to the construction of any necessary safety barriers, berms, and security fencing.

10. The Township requires that a portion of the severed and retained lands be rezoned to the Environmental Protection (EP) Zone in accordance with the draft reference plan; and if applicable, that the remainder of the newly created lots be rezoned to the Rural Residential – Exception (RR-X) Zone to incorporate any setbacks or restrictions that are recommendations of the Noise Impact Study, the Vibration Study, and/or the Stormwater Management and Drainage Plan.

11. The Township requires that the applicant has entered into a Site Plan Agreement with the Township, to be registered on title, that establishes a building envelope in accordance with the recommendations from the Noise Impact Study, the Vibration Study, and the Stormwater Management and Drainage Plan, as well as other matters applicable to the future development of the subject lands.

12. The Township requires that the applicant has entered into a Consent 51(26) Agreement with the Township, to be registered on title, to impose measures on any future development of the subject lands in

accordance with the recommendations from the Noise Impact Study, the Vibration Study, and the Stormwater Management and Drainage Plan, as well as other matters applicable to the future development of the subject lands.

Carried

Resolution No. 2026-403
Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**
Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the revised Civic Address Policy and draft By-law, as proposed, at their October 21st, 2026 Regular Meeting;

And further that Council provides any applicable edits to the revised Civic Address Policy and draft By-law and directs that it be brought forward to a future Council meeting for adoption.

Carried

Resolution No. 2026-404
Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**
Be it resolved that the Council of the Corporation of the Township of Perry hereby approves waiving the rental fee as an in-kind donation to Ms. Martina Dube for the Emsdale Community Centre, Meeting Room 2, on Wednesday November 11th, 2026, from 10 a.m. to 12:30 p.m. for Remembrance Day Service / Refreshments following the ceremony at the Emsdale Cenotaph;

And further that Ms. Dube shall be responsible for paying (or providing proof of) the applicable insurance for this event.

Carried

Resolution No. 2026-405
Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**
Be it resolved that the Council of the Corporation of the Township of Perry hereby receives the report regarding a proposed meeting with the Emsdale Agricultural Society Board of Directors;

And further that Council directs staff to coordinate a meeting between Council and the Society's Board of Directors, with appropriate Township staff in attendance, to discuss communication, expectations for the use of municipal property, event planning and opportunities to strengthen the working relationship;

And further that staff prepare and circulate an agenda in advance to support a constructive discussion focused on mutual respect, shared responsibilities and future cooperation.

Carried

Having previously declared Pecuniary Interest, Councillor Sowrey left Council Chambers at 6:37 p.m.

Resolution No. 2026-406
Moved by: Jim Cushman **Seconded by: Margaret Ann MacPhail**
Be it resolved that the Council of the Corporation of the Township of Perry hereby

approves that the Original Road Allowance purchase application for 556 Deer Lake Road, submitted by Elizabeth and Paul Sowrey, be processed in its entirety solely in accordance with the former sale and disposition of land procedures contained in By-law 2008-09, as they read immediately prior to its repeal;

And further that Resolution No. 2026-346 be repealed;

And further that this application be exempt from the requirements and procedures of the Township's current Sale and Disposition of Land By-law and Shore Road Allowance and Road Allowance Closure Policy and Procedures, Policy #2025-03;

And further that Staff be directed to proceed subject to applicable statutory requirements and final Council approval of the road closure and conveyance.

Carried

Councillor Sowrey returned to Council Chambers at 6:40 p.m.

Resolution No. 2026-407

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry hereby approves Change Order 11 for Contract 2025-011 with Greystone Project Management Inc for the additional costs to supply and install the 2 septic tank lids with risers on the existing septic tank, a new lid with riser on the existing pump chamber and replace the wood pump chamber electrical post in the amount of $1393.06 +HST

Carried

Resolution No. 2026-408

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry hereby approves Change Order No. 12 for Contract 2025-011 with Greystone Project Management Inc. for the additional cost of $4,700.00 plus HST, above the original bleacher allowance, for the supply and installation of a concrete bleacher platform at the Novar Rink, with the additional expenditure to be funded through the project contingency.

Carried

Resolution No. 2026-409

Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**

Be it resolved that the Council of the Corporation of the Township of Perry hereby receives Correspondence Items 9.1 to 9.10 as outlined in the Agenda of Wednesday October 21st, 2026.

Carried

Resolution No. 2026-410

Moved by: Paul Sowrey **Seconded by: Margaret Ann MacPhail**

Be it resolved that the Council of the Corporation of the Township of Perry shall proceed into Closed Session on Wednesday October 21st, 2026 at 6:50 p.m. in order

to address matters relating to Section 239(2)(c) Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board (North Bay Lake Road)

Carried

Resolution No. 2026-414

Moved by: Margaret Ann MacPhail **Seconded by: Paul Sowrey**

Be it resolved that the Council of the Corporation of the Township of Perry reconvenes to its Regular Meeting on Council of Wednesday October 21st, 2026 at 7:00 p.m.

Carried

The Meeting adjourned at approximately 7:01 p.m.

Dated this 4th day of November, 2026.

"Original signed by Joe Lumley"
Joe Lumley, *Acting Mayor*

"Original signed by Beth Morton"
Beth Morton, *Clerk-Administrator*